

THE HOUSING AUTHORITY
OF THE CITY OF WOONSOCKET, RHODE ISLAND

- I. Call to order: 4:30 p.m. Regular Meeting June 27, 2013 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse
Vice Chairwoman Bernadette Rochefort
Commissioner Sally Anthony
Commissioner Charles Baldelli
Commissioner Roger Bouchard
Commissioner Theresa Corbeille
Commissioner Janet Lemieux

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy

The Chairman asked for a motion to take New Business item B out of order. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

The Chairman asked for a motion to accept the commendation presentation. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

Director of Security Robert Moreau presented a commendation to Security Officer Joshua Okleasky for an exceptional job in assisting a fallen resident on May 7, 2013 while assigned to Kennedy Manor.

2. Good and Welfare for the Audience -None

3. Good and Welfare for the Commissioners

Vice Chairwoman noted that when she attended the Board of Tenant Affairs meeting at Morin Heights, at Pledge of Allegiance time, the Vice Chair noticed that there is no American flag present. The Deputy indicated that it probably was in the closet, but the Director said he would get a new one.

The Chairman congratulated Commissioner Sally Anthony for the press about her 40 year employment history at A.T. Cross.

Commissioner Lemieux noted that she attended the St. Germain Assisted Living Open House and she was impressed. Commissioner Anthony expressed similar sentiments.

4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of May 16, 2013. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony

Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of May 2013. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Commissioner Lemieux asked about the mule repair, trying to clarify that we just purchased the mules. The Director noted that the repair was to one of the older mules.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
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Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

6. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority A -C. A motion was made by Commissioner Baldelli and seconded by Commissioner Corbeille.

Commissioner Lemieux asked about the Administrative Fees for Port-out vouchers changing to \$52 on May 1, 2013. The Director clarified that amount is down from \$56.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort

Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

The Director submitted his report as written. He summarized the voucher information that Commissioner Baldelli had requested at the last meeting. He indicated that the facade at Crepeau Court is very nearly completed. The Director talked to the WHA's letter to the Budget Committee regarding payment for trash removal. That matter is still in limbo. The Director noted that the assisted living resident count is now at 28 with four more move-ins expected before the end of the month.

The Director talked of his letter to HUD Secretary Donovan requesting grant funding for a four-season room for St. Germain Assisted Living. Absent a response from the Secretary, the Director will address Congressmen and Senators for funding.

The Director noted that the WHA is probably one of the few housing authorities in the state that has not had any lay-offs. Per Fee Accountant Rick Fenton, the WHA is in stable financial condition; the WHA has significant reserves for this year to weather the current, unpredicted circumstances.

Commissioner Anthony asked if the reserves would be affected if the trash bill is very high. She suggested waiting until the trash issue is settled before moving ahead with the four-season room. The Director noted that the trash bill will have to come out of reserves, but the four-season room would not come from WHA funds; he is searching for grant money. There was some further discussion regarding the trash payment and how many other housing authorities pay for trash; many deduct the trash payment amount from the PILOT. The trash situation is still in limbo as is the Kennedy

Manor crosswalk situation.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7A. Report of the Deputy Director

Chairman Lahousse asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

The Deputy submitted his report as written, highlighting the Veteran's Memorial renovation work continuing; there are many issues with these 50-year-old buildings, but the work is progressing. Choice Neighborhoods hired an architect who was given a tour of the Fairmount area. The Deputy also noted that Representative Baldelli-Hunt has introduced legislation to assist housing authorities in getting income information from state agencies. There was some further discussion about the long-term difficulties in obtaining this information from the state agencies. Commissioner Bouchard asked the status of the legislation; the Deputy indicated that it is now on the Senate side. The Deputy is hopeful that there will be good support from many other housing authorities.

The Chairman asked the Deputy how on-budget the Veterans project is. The Deputy indicated that even with all of the problems that they are encountering we are up only by maybe \$40-\$50k. They always look to change some things in an effort to offset the extras.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse

Vice Chairwoman Rochefort
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Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7B. Reports of Direct Staff Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff. Legal and Financial. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Commissioner Bouchard asked for a review of the WHA's security surveillance programs to ensure that the video recording devices are strategically placed to assure the safety of the residents and their guests, protect the privacy of the residents, as well as to detect intruders. He asked this because of the national debate about privacy going on in the country.

Security Director Moreau gave a brief overview of the system in place and invited Commissioner Bouchard to stop by the security office for a tour and overview of the camera system and the WHA security department. The Commissioner accepted the invite.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

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Vice Chairwoman Rochefort
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8. Report of Committees -None
9. Unfinished Business -None

10. New Business

- A. The Chairman asked for a motion to accept the crime statistics presentation by Director of Security Robert Moreau. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Director Moreau presented statistics for the WHA properties compared to the entire City, for the period May 2012 -- May 2013. For 'all calls for service', the WHA accounted for approximately 2.7% of all calls, 1,100 out of 40,500. For actual arrests, the WHA represents approximately 3.5%, 96 out of 2,700.

The information was well received by the Board.

Commissioner Baldelli asked about defibrillator training; Director Moreau reported that his entire staff is CPR and AED (defibrillator) trained.

Commissioner Anthony asked about police presence at the family developments. There is no longer an officer assigned to our properties, but the police are responsive to calls from WHA security. Commissioner Anthony asked about the Community Policing stations; the Director explained that there is a severe manpower shortage on the WPD.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

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- B. Commendation presentation by Director of Security -- taken out of order.

- C. The Chairman asked for a motion to accept Resolution #1117: Acceptance of Amendment of WHA Flat Rent Schedule. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
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Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- D. The Chairman asked for a motion to accept Resolution #1118: Approval of Table of Maximum Rents. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the "Ayes and Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort.
Commissioner Anthony
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Commissioner Corbeille
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- E. The Chairman asked for a motion to accept Resolution #1119: Authorization to return FY2011 RHF Funds. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Commissioner Lemieux asked what happens if the Board does not approve returning the funds. The Director explained that the funds must be used for replacement housing and must be used within the fiscal year; the allotment of \$38,186 is not sufficient to build new housing.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

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- F. The Chairman asked for a motion for Executive Session to be convened pursuant to R.J. Gen. laws sec. 42-46-5(a)(1) for discussion of job performance of senior management employees. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

A roll call vote was taken; the following were the Ayes" and Nays".

AYES

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- G. The Chairman asked for a motion to come out of executive session and return to open session. A motion was made by Commissioner Baldelli and seconded by Commissioner Bouchard.

A roll call vote was taken the following were the "Ayes" and
Nays".

AYES

NAYS

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H. The Chairman asked for a motion to seal the minutes in accordance with RI General Laws Section 42-46-4 and 42-46-5. A motion was made by Commissioner Bouchard and seconded by Chairman Lahousse.

A roll call vote was taken; the following were the "Ayes" and "Nays".

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NAYS

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Commissioner Lemieux

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Bouchard and seconded by Chairman Lahousse at 5:46 p.m.

Roll call vote was unanimous.



Robert Kulik, Executive Director